

Washoe County Parcel Map Review Committee



WTPM22-0021 (Duarte)

January 12, 2023

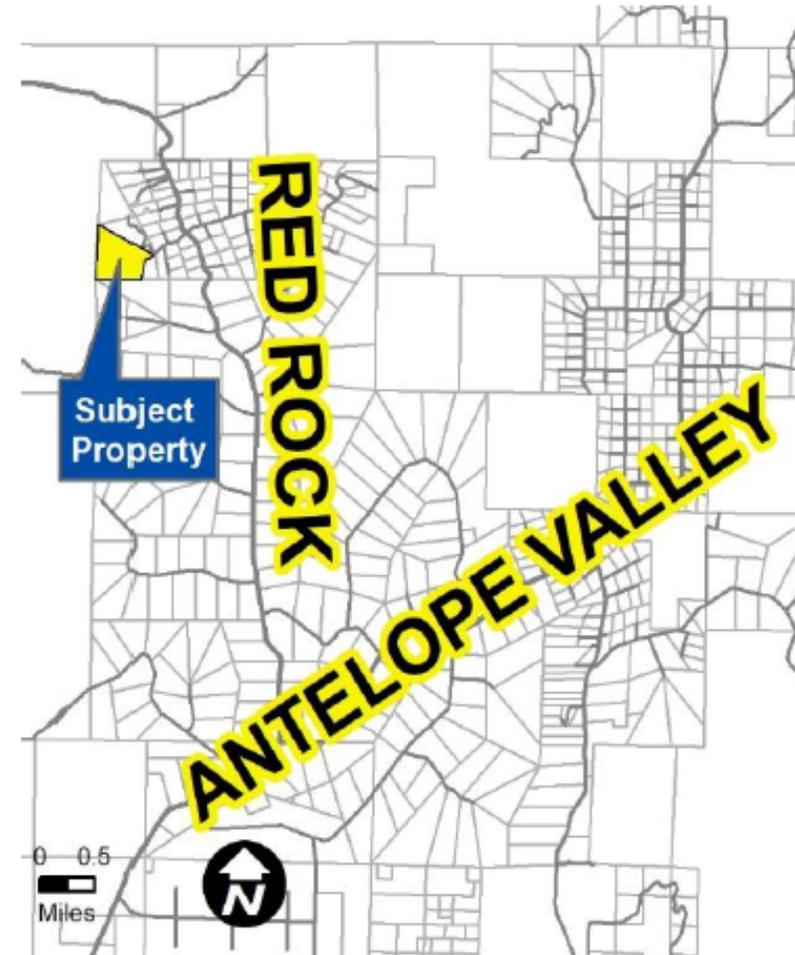
Case Description



CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 99.23-acre parcel into four parcels of ± 69.21 acres, ± 10.00 acres, ± 10.00 acres, and ± 10.00 acres.

| | |
|----------------------|---|
| Applicant: | Mark Duarte |
| Property Owner: | Zondra Rose Duarte |
| Location: | 120 Cobalt Ln., Reno, NV 89508 |
| APN: | 079-371-23 |
| Parcel Size: | 99.23 acres |
| Master Plan: | Rural Residential |
| Regulatory Zone: | Low Density Rural (LDR) |
| Area Plan: | North Valleys |
| Development Code: | Authorized in Article 606, Parcel Maps |
| Commission District: | 5 – Commissioner Herman |



Vicinity Map

Evaluation



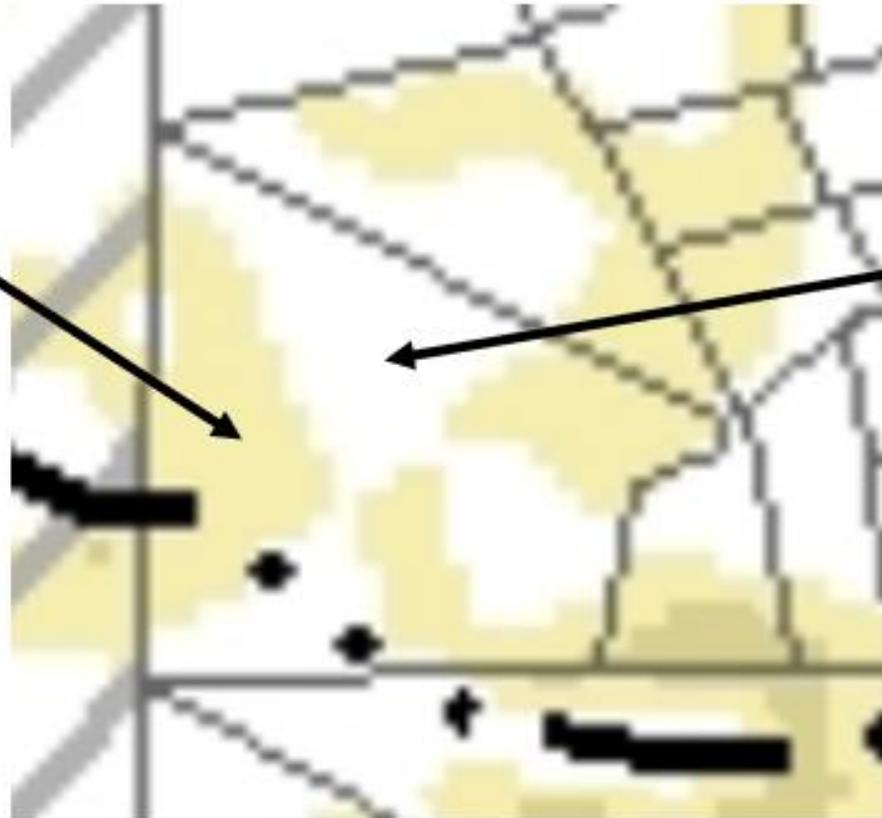
Tentative Parcel Map Evaluation

| Requirement | Evaluation |
|-------------------------------------|--|
| Area Plan | North Valleys |
| Truckee Meadows Service Area (TMSA) | Outside TMSA |
| Regulatory Zone | Low Density Rural (LDR) |
| Maximum Lot Potential | 9 |
| Number of Lots on Parcel Map | 4 |
| Minimum Lot Size Required | 8 acres |
| Minimum Lot Size on Parcel Map | ±10.00 acres |
| Minimum Lot Width Required | 250 feet |
| Minimum Lot Width on Parcel Map | 395 feet |
| Development Suitability Map | Most Suitable & Slopes Greater Than 15% |
| Hydrographic Basin | Lemmon Valley Hydrographic Basin & Bedell Flat |

Development Suitability Map



**Slopes
Greater than
15% (Shown
in tan/yellow)**



**Most
Suitable
(Shown in
white)**

Hydrographic Basins



Hydrobasin:
Lemmon
Valley

Hydrobasin:
Bedell Flat

North Valleys Area Plan Modifiers



- Proposed parcels will be served by wells
- Washoe County Water Rights – provided extensive conditions (Exhibit A) to ensure appropriate water rights are secured for each parcel

Section 110.208.35 Water Rights Dedication Requirements.

- Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.
- Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Master Plan land use change applications in the Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

North Valleys Area Plan Evaluation



- Located within the North Valleys Area Plan, Rural Character Management Area

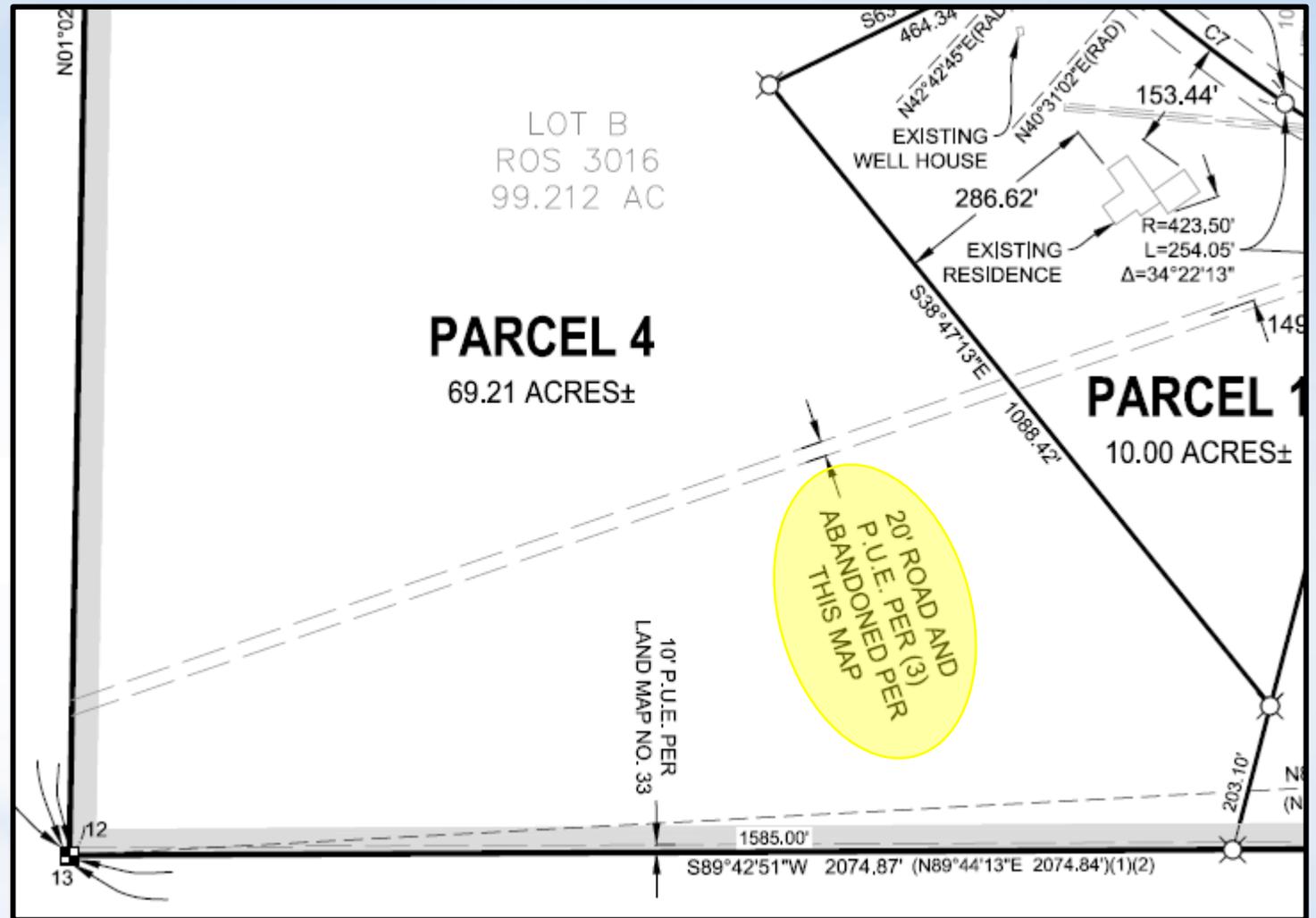
Relevant Area Plan Policies Reviewed

| Policy | Brief Policy Description | Complies | Condition of Approval |
|--------|--|----------|---|
| NV.3.6 | All divisions of land must comply with the most current regulations of the Washoe County District Health Department. | Yes | The application was reviewed by the Washoe County Health District (WCHD). No recommendations of denial were received. A condition from WCHD is included in Exhibit A. |

Condition 1.h.



- The final map shall **not** include this language: “20’ road and P.U.E. per (3) abandoned per this map”.
- Abandonment cannot be achieved through the parcel map process.



Reviewing Agencies



Various agencies reviewed the application.
Conditions are included in Exhibit A.

| Agencies | Sent to Review | Responded | Provided Conditions | Contact |
|---|----------------|-----------|---------------------|---|
| NDOW (Wildlife) | X | | | |
| Washoe County Engineering & Capital Projects | X | X | X | Matthew Philumalee, mphilumalee@washoecounty.gov |
| Washoe County Land Development (All Apps) | X | | | |
| Washoe County Parks & Open Space | X | X | | Joanne Lowden, jlowden@washoecounty.gov |
| Washoe County Sewer | X | | | |
| Washoe County Surveyor (PMs Only) | X | | | |
| Washoe County Traffic | X | | | |
| Washoe County Water Rights Manager (All Apps) | X | X | X | Timber Weiss, tweiss@washoecounty.gov |
| WCSO Law Enforcement | X | | | |
| WCHD EMS | X | X | | Sabrina Brasuell, sbrasuell@washoecounty.gov |
| WCHD Environmental Health | X | X | X | James English, jenglish@washoecounty.gov |
| TMFPD | X | X | X | Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us |
| Regional Transportation Commission | X | | | |

Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Parcel Map Review Committee carefully consider all aspects of Tentative Parcel Map Case Number WTPM22-0021 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

Thank you

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